

Nature's Trail HOA

August 7, 2024

Virtual Meeting held on MS Teams

Called to Order at 6:31 PM by President Shawn Miller.

Attendance: Shawn Miller (President), James Lancaster (Treasurer), Chris Hines (Secretary), Adam Mendez (Board Member) and Mike McKinney (Board Member).

-Monthly meeting held per section 6.06 of the Bylaws

-Secretary duties performed by Chris Hines

- Absent Susan Landgraff (Vice President)

Minutes from July 2024 were reviewed and approved.

Budget report:

1. Nothing outstanding, James will ensure that ALM is paid in full by September 1, 2024.

Old Business:

1. ALM was sent a letter on August 1, 2024 by Hughes Property to give the required 30 day notice the Nature's Trail will cancel our contract starting September 1, 2024.
2. Eagle Masonry will start Lawncare services September 1, 2024.
3. Adam discussed the quote received for the ditch are beautification project. He will continue to work on additional quotes with the scope of work to focus only on the Gimlet side to reduce risk of grass and plants not taking. It was discussed that sometime within FY25 the board will complete the Bowdock side.
4. James will follow up with Hughes on any limits of funds that could affect our Non-Profit status. James will also work on a draft budget while consulting with Susan for the September Board meeting.
5. The board will reach out to Eagle Masonry about follow up treatment of bagworms. It was voted that once the bagworms have been eradicated that we will have Eagle Masonry replace the one dead bush.
6. Shawn contacted Hughes Property about the "covenant signs". Hughes Property will pay and install one and Nature's Trail will pay for the second. Total cost to HOA is \$100. Shawn will let them know to proceed.
7. Chris will compose the newsletter content to remind residents about the requirement to submit ACC requests. Additionally, the newsletter will notify residents that fines for violations will begin on May 1, 2024.
8. Shawn will reach out to ALM regarding their performance on work within Nature's Trial.

New Business:

1. Adam would like the Board to ensure they take in consideration State and Local laws when making recommendations for parking updates. This is due NLT that next board meeting to ensure we have the final proposals ready for the Homeowners meeting September 12.

Chris will update the draft for the upcoming newsletter covering the following topics and the Homeowners meeting:

- Homeowners voting on parking changes
- Updates to ACC fines
- Presentation of the approved Budget to Homeowners
- Lawncare changes

Next meeting will be Sep 4th, 6:30pm at 650 Sun Temple Dr. Madison, AL 35758

Chris motioned to adjourn, Shawn seconded 8:51 PM. Unanimous approval.

Meeting adjourned 8:03 PM.